160.0	0001	0016.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	
				APPRAISED:	918,100 / 918,100
				USE VALUE:	918,100 / 918,100
				ASSESSED:	918,100 / 918,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALI BRIAN M & EVETT SOPHIA
Owner 2:	
Owner 3:	
Street 1:	100 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALI BRIAN M & EVETT SOPHIA -
Owner 2:	-
Street 1:	100 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Vinyl Exterior and 1643 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	472,100	5,000	441,000	918,100
Total Card	0.161	472,100	5,000	441,000	918,100
Total Parcel	0.161	472,100	5,000	441,000	918,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 558.79 /Parcel: 558.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106566

GIS Ref

GIS Ref

Insp Date 08/06/18

!12498!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	472,100	5000	7,000.	441,000	918,100		Year end	12/23/2021
2021	101	FV	458,500	5000	7,000.	441,000	904,500		Year End Roll	12/10/2020
2020	101	FV	458,400	5000	7,000.	441,000	904,400	904,400	Year End Roll	12/18/2019
2019	101	FV	350,900	5000	7,000.	441,000	796,900	796,900	Year End Roll	1/3/2019
2018	101	FV	328,800	5000	7,000.	390,600	724,400	724,400	Year End Roll	12/20/2017
2017	101	FV	328,800	5000	7,000.	327,600	661,400	661,400	Year End Roll	1/3/2017
2016	101	FV	328,800	5000	7,000.	327,600	661,400	661,400	Year End	1/4/2016
2015	101	FV	306,600	5000	7,000.	283,500	595,100	595,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:55:24

LAST REV

Date	Time
12/12/18	08:55:32
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12498

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOREMUS DAVID	31731-281		8/18/2000		365,000	No	No		
DOREMUS DAVID/E	28625-286		5/27/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	106566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2018	1620	Solar Pa	30,250	C				
3/23/2012	272	Att. Gar	16,000	C				divide existing ga
7/5/2011	656	Add Bath	225,000					RENOVATE 2ND & 3RD
4/8/2011	254	Inter-De	4,000					
5/8/2009	322	Redo Bat	45,000					
6/9/2005	496	Addition	80,000	C		G7	GR FY07	renovate kitchen s
3/22/2005	179	Redo Bat	15,000			G6	GR FY06	
11/1/2001	817	New Wind	6,000	C				NEW WINDOWS
7/30/1992	346		6,995					DEM PRCH/ADD 8X26D

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	HS	Hanne S
3/29/2012	Info Fm Prmt	BR	B Rossignol
11/10/2008	Meas/Inspect	163	PATRIOT
11/3/2005	Permit Visit	BR	B Rossignol
11/7/2000	MLS	MM	Mary M
1/17/2000	Inspected	277	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	8									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 441,000	Spl Credit	Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28907490
Const Adj.:	1.01989794
Adj $ / SQ:	170.914
Other Features:	105250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494844
Depreciation:	22763
Depreciated Total:	472081

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

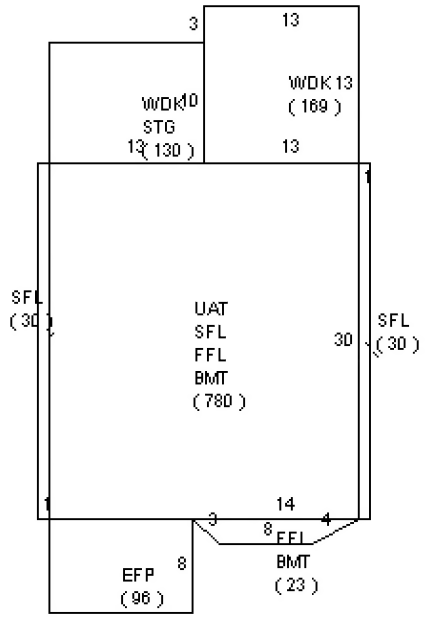
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.01
Special Features:	0	Val/Su Net:	149.12
Final Total:	472100	Val/Su SzAd	287.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	840	170.910	143,568
BMT	Basement	803	51.270	41,173
FFL	First Floor	803	170.910	137,244
WDK	Deck	299	9.530	2,850
UAT	Upper Attic	195	68.370	13,331
STG	Storage	130	7.690	1,000
EFP	Enclos Porch	96	56.690	5,442

	Net Sketched Area:	3,166		Total:	344,608
Size Ad	1643	Gross Area	3751	FinArea	1643

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	GD	1915	33.22	T	30	101			5,000			5,000

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000